

12/31/08

Re: 0821-6-Study Report-3-R Site Summary

The following is a written summary of our findings regarding the 496 Washington St. site. The criteria for site selection included program fit, parking potential, and availability and cost to develop. There was only one site for development: the former Veterans of Foreign Wars Building.

The existing Senior Center activities take place in a portion of the local Community Center Building at 219 Washington St. Spaces in the existing building are too small for the growing needs of the expanding demographics of the senior community.

PROGRAM FIT

The 496 Washington St. site is .672 Acres. The proposed building footprint is that of about approximately 5,200 SF and includes parking for 34 cars, as well as a drop-off area and service loading. The shape and conditions of the lot imposes some limitations on the building, as well as the suggested access and parking layouts. The total parking availability within 300 FT is 84 cars, of which 50 spaces are street parking on Washington St.

EXPANSION POTENTIAL

On the 496 Washington St. site, a building may be designed to be expanded at a later date. Such a design will be to create unfinished basement space in the first phase. Expanding on the 496 Washington St. site may not be done horizontally without obtaining a zoning variance.

VEHICULAR ACCESSIBILITY

The 496 Washington St. site is centrally located, near the Town Hall, Public Library, and surrounding Morton park space. Driveway access is very easily managed with full visibility of oncoming cars from both directions. To ease the traffic flow, the design shows one way access to and from the property with a double lane exiting the site to allow for both right and left turning cars to proceed at different paces. Although there are times of the day when Washington Street is very busy with commuters, most of the senior activities may be programmed to avoid those conditions. The introduction of warning signage, flashing yellow lights or even traffic signals may be examined in subsequent studies.

SENIOR CENTER IMPACT ON THE NEIGHBORHOOD

Despite the traffic and parking concerns that always accompany the insertion of a new building into a residential neighborhood, the building and site improvements will make a major positive impact on improving the appearance and character of the Washington Street property. This will be accomplished by designing the building in residential characteristics: scale, material selection, detailing and landscaping, so that it will fit into the neighborhood.

NEIGHBORHOOD IMPACT ON THE SENIOR CENTER

The neighborhood impact of choosing the Washington St. site for a Senior Center is favorable. Residents of the elderly housing across the street will benefit by being able to walk to the new senior center. With a church next door on one side, a multi-family building on the opposite side and single family residences beyond and behind the property, the site is predominantly residential in character. Therefore, the site is central to a large population of residents making it an easy walk for many seniors who live in the area.

ZONING

See attached zoning summary.

POTENTIAL AMENITIES

The 496 Washington St. site is in the heart of a very beautiful neighborhood of Suburban Victorian, Queen Anne and New England Colonial style homes, as well as a gothic style church next door. The site offers many opportunities for added amenities. The Washington St. site also has a nice view of the park and woods across the street. The park connects to walking paths and wheelchair accessible trails around the town hall. A patio and garden have been designed to take advantage of this residential setting.

COST TO PURCHASE

The Washington St. property is owned by the Town now. The only additional cost related to land purchase will be site clean-up costs as defined in the following section.

ENVIRONMENTAL ASSESSMENT

It is important to note that there are 5 phases for 21E environmental review as follows:

- I. Limited Site investigation.
- II. Comprehensive site assessment.
- III. Evaluations of remedial alternatives.
- IV. Remedial action plan.
- V. Operation and maintenance report of system used to clean up site.

The Washington St. building will need some environmental remediation done in compliance with the requirements of the Dept. of Environmental Protection (DEP). It does not contain any oil spill contamination from its oil tank, or from migrating contaminants from any adjacent sites. However, it does contain asbestos, minor amount of lead paint, but no other contaminants. The Town should obtain bids for remediation of the site as soon as it considers developing the property.

Presently, as part of the study the Town has completed Phase I of the 5 phases of the reporting process and DEP will not require any further site assessment in order to proceed with the Senior Center project.

COST TO DEVELOP

The cost to develop the Senior Center will include significant changes to the site including new curb cuts, relocated streetlights and a parking lot. There will be new utilities including water for fire protection, increased electrical power, and new sewage systems. Apart from the building HAZMAT remediation cost, the town may proceed with development after the site plan review, and other typical permitting requirements.

DEVELOPMENT SCHEDULE

Because all other zoning issues, including lot size, set back requirements and building height, appear to be easily met at the Washington St. site, it may be developed without the need of any zoning variances, using a footprint of about 5,200 SF. However, a Site Plan review and a "Projects of Significant Impact" review will be required in order to proceed.